

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-22848 - APPLICANT: AARDVARK BAILBOND -
OWNER: CORY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit for a proposed bailbond service at 515 South 3rd Street, Suite #B (Rooms No. 9 and No. 18). The project conforms with Title 19.04 Special Use requirements. Staff recommendation is approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/09/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #7/ja).
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
06/12/07	A Pre-Application conference was held where Planning staff advised the applicant of the Special Use Permit requirements.
<i>Neighborhood Meeting</i>	
NA	
<i>Field Check</i>	
07/05/07	The project location is a developed commercial office building with associated surface parking.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial/Office	C: Commercial	C-2: General Commercial
North	Commercial/Office	C: Commercial	C-2: General Commercial
South	Commercial/Office	C: Commercial	C-2: General Commercial
East	Commercial/Office	C: Commercial	C-2: General Commercial
West	Parking	C: Commercial	C-V: Civic

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Downtown Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay Zone	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	1,716 square feet	1 space/ 300 sq. feet	5	1	5	1	Y
SubTotal			5		5		
TOTAL			5		5		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of Title 19.10 parking requirements. The above table shows the required parking for the proposed use which will conform to Title 19.04.

ANALYSIS

The proposed bailbond service is a permitted use within the C-2 Zone with a Special Use Permit. The use is proposed to operate within an existing commercial building. The project location contains an existing parking lot at the rear of the structure and provides the minimum number of spaces required in accordance with Title 19.04.

FINDINGS

The following findings must be made for a Special Use Permit:

- 1. “The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed use is compatible with neighboring commercial office, legal, and civic uses and future land uses projected by the General Plan.

- 2. “The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed use will be established within an existing commercial office building and no new development is proposed with the project.

- 3. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Existing streets and roads adequately serve the project location and the proposed use will not adversely affect operations of the road infrastructure.

- 4. “Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed use will not negatively affect human health and public safety or be inconsistent with the goals of the General Plan.

- 5. The use meets all of the applicable conditions per Title 19.04.**

The proposed use adequately addresses all Title 19.04 conditions for Bailbond services.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 92 by City Clerk

APPROVALS 0

PROTESTS 0